

INVITATION FOR BIDS

RE: SEALED BID SALE OF LAND ST. CHARLES COUNTY, MO E6-1180

Please be advised that "Sealed Bids" will be received by the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, until 2 p.m., on the **22nd day of April, 2014**, at MoDOT's St. Louis District office located at 1590 Woodlake Drive, Chesterfield, MO 63017. At that time, each bid will be opened and read.

GENERAL LOCATION AND DESCRIPTION OF LAND:

This parcel is located at the intersection of Jungermann Road and South St. Peters Parkway in the city of St. Peters, MO. It is irregular in shape and contains approximately 54,500 square feet, or 1.25 acres, of land. It is improved with an approximately 3,050-square foot office/commercial building.

Access to this property is available via Northbound Jungermann Road. Access to Route 364 is limited.

The site's topography consists of a relatively level, currently developed portion sitting near street grade (approximately 24,000 square feet), and an adjacent vacant lot (approximately 30,500 square feet) that will require clearing of vegetation and grading work prior to development.

The subject property is currently zoned "C-3," General Commercial.

GENERAL INFORMATION:

The Missouri Highways and Transportation Commission in accordance with the provision of Title 6 of the Civil Rights Act of 1964 (P.L. 88-352, 15CFR, Part 8) issue pursuant to such act, hereby notifies you that the bidding process entered into, pursuant to this letter will be awarded to the highest responsive bidder without discrimination on the grounds of race, color, age, sex, ancestry, religion, national origin or handicap.

GENERAL SALES INFORMATION:

This property is being sold by sealed bid. The terms of the sale include a ten percent (10%) down payment of the sales price on the day of contract. Final payment will be required prior to recording of the deed. The sale will not be finally approved until it has been presented to the Missouri Highways and Transportation Commission at their next practical meeting date. The conveyance will be made by Quitclaim Deed. The deed will include a clause to limit access. No title insurance will be offered; purchaser may obtain title insurance if so desired.

To place a bid, print and complete two original Sales Agreements and deliver them in an envelope clearly marked **"Sealed Bid – E6-1180 - DO NOT OPEN"** on the outside of the envelope. Bids may be mailed or hand delivered at any time up until the actual bid opening time.

THE MINIMUM BID AMOUNT IS \$305,000.00.

PLEASE NOTE: A down payment of 10% of the bid amount must be included with your bid, made payable to “Director of Revenue – Credit State Road Fund”. Unsuccessful bidders will have the uncashed down payment refunded after the bid opening or mailed back as soon as possible. The successful bidder will have the down payment applied to the purchase price.

The commission reserves the right to reject any and/or all bids. The property is available for inspection by appointment. For additional information or questions, contact **Nicole Kreisel** at nicole.kreisel@modot.mo.gov or 314-453-1825.

Sincerely,

Gregory J. Horn
District Engineer